

WARRANTY DEED
Statutory Short FormTRANSFER
TAX
PAID51-126
#00057

BARBARA E. ANDERSON of Waterville, Kennebec County, Maine, for consideration paid, grant to **CHARLES R. GARRIOTT and MARGARET A. GARRIOTT** of Charles City, Iowa, with Warranty Covenants, in joint tenancy, the land in Waterville, Kennebec County, Maine, bounded and described as follows:

A certain lot or parcel of land situated in said Waterville and identified and shown on Plan of Sunset Terrace as lot numbered four (4) which plan is recorded in Kennebec Registry of Deeds in Plan Book 20, Page 9 and a print of which Plan is delivered to the grantee with this deed. Corners and angles in the lines of said lot are marked by iron rods driven into the ground as shown on said Plan.

Together with a right of way for all usual purposes in common with others over the street "Sunset Terrace" as laid out on said Plan and a right of way in common with others owning property on Sunset Terrace to the Messalonskee Stream over that strip of land shown as "Private Way" on said Plan.

This lot is one of a subdivision of a tract of land acquired by H. C. Marden from Ella E. Graves by deed of October 15, 1955, and recorded in Kennebec Registry of Deeds in Book 1005, Page 195.

The lot herein conveyed is subject to the following restrictions which run with the land and apply to all lots shown on said Plan except Lots "A" and One:

- a. The land shall be used for residential purposes only and shall be occupied by a dwelling and appurtenances for not more than one family; provided, however, that a garage for not more than two cars will be permitted. The dwelling and appurtenances shall cost not less than \$13,000.00 based upon the labor and material market as of June, 1956.
- b. No building or portion thereof shall be erected thereon or occupy less than twenty feet from the street line and less than ten feet from the line of an adjoining lot; provided, however, that the words "street line" as here used and applicable to Lots 2, 4 and 9 means the straight portions of the street line (excluding the ends of the Y) extended.
- c. The lot shall not be subdivided for resale.
- d. The lot shall not be occupied by a house trailer.
- e. No animals or birds except the usual domestic pets shall be kept on the premises.

Being the same premises conveyed by Warranty Deed of Roger C. Anderson and Barbara E. Anderson to Barbara E. Anderson dated December 7, 1976, and recorded at the Kennebec County Registry of Deeds in Book 1964, Page

51-126

I, Roger C. Anderson, husband of Barbara E. Anderson, join in this deed as Grantor to convey all rights by decent and all other rights in the above described property.

Dated: JUNE 21, 1994

Signed, Sealed and Delivered
in the presence of:

[Signature]
Witness

[Signature]
Witness

[Signature]
Barbara E. Anderson

[Signature]
Roger C. Anderson

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: JUNE 21, 1994

Then personally appeared the above-named Barbara E. Anderson and Roger C. Anderson and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]
Notary Public
Print Name _____
My Commission Expires _____

DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 31, 2000

(RECEIVED KENNEBEC SS.

94 JUN 23 AM 9:00

ATTEST: [Signature]
REGISTER OF DEEDS

